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129 Lydgate
Briercliffe
Burnley
BB10 2DU



For Sale

- Semi-Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Conservatory
- Family Bathroom

Offers In The Region Of £215,000

- Driveway
- Near To Transport Links
- Close To Amenities
- TAX BAND C
- Viewing Recommended



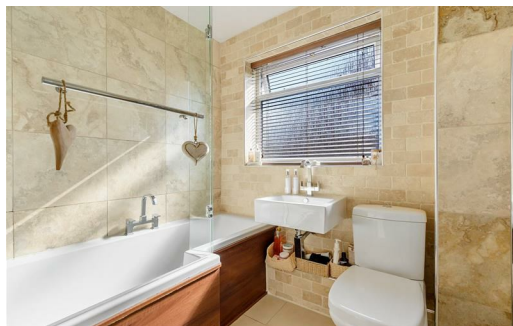
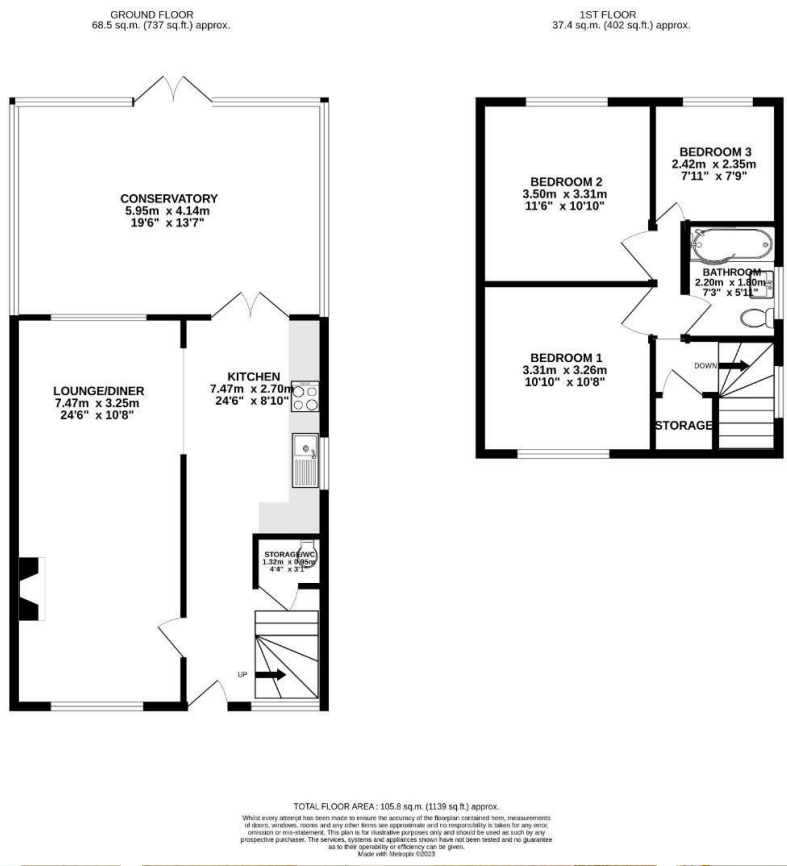
This is a wonderful opportunity to acquire a three-bed, semi-detached house that would be suitable for first-time buyers or growing families. Situated in a highly sought after area of Harle Syke. This property is close to transport links, schools, shops, and amenities.

The property is split over two floors. The ground floor comprises a spacious reception/diner, modern kitchen, conservatory, and W.C. which is not currently in use but is being used for storage. The reception/diner is a bright & spacious room with the perfect focal point of an electric fire with a stylish surround. The kitchen houses matching wall, base, and drawer units with contrasting work surfaces, a stainless steel sink, integrated oven with an electric hob and extractor fan, with black and white tiling for the splash back. There is also plenty of space for additional appliances. The conservatory is an exceptional part of this property that offers the luxury of being a second living and dining space. Surrounded by double-glazed windows.

There is great potential to open up the kitchen dining area to create more open family living. The lounge could be boxed off to create a snug and a solid roof could be added onto the conservatory with additional skylights so this could be used year round.

The first floor includes two double bedrooms, single bedroom, and a family bathroom. The bathroom comprises a full-standing wash basin, panel bath with an overhead shower, and a low-level W.C.

To the rear of the property is an enclosed large garden made up of a lovely patio sitting area with a grass lawn perfect for a family to enjoy. The property offers private parking with a driveway. The entire property benefits from great storage space and the modern-day comforts of UPVC double glazing and gas central heating. Viewings are highly recommended.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH
T.
Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk